



# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

Building and Safety/Land Development Division

Property Rehabilitation Section

900 South Fremont Avenue, 3rd Floor

Alhambra, California 91803-1331

### INFORMAL NOTICE OF SUBSTANDARD CONDITIONS

1121 S. Barford Ave., Hacienda Heights  
Property Address

9/5/96  
Date

Judy and Donald C. Callum, 356 1/2 Ave.,  
Owner as shown on the latest tax assessment roll. La Puente

8242-021-025  
A.I. Number

The substandard property or substandard building(s) conditions or both indicated on the back of this form were observed on the subject property.

This "INFORMAL NOTICE" is provided to allow you to voluntarily abate (correct) the noted substandard conditions by September 23, 1996 without incurring any liability for this agency's cost of abatement. After you have abated (corrected) the substandard conditions, please contact your inspector so the work done may be inspected and the Code enforcement action closed by the deadline date. Please note that your property will be re-inspected on September 24, 1996, and if those substandard conditions are not abated, the Department of Public Works will commence formal Code enforcement action against the subject property to abate the nuisance. Upon completion of the County's Code enforcement action, you will be presented with an itemized statement of the County's costs and the right to a hearing and appeal. All of this agency's actual cost in this abatement proceeding shall be placed as a special assessment on the tax bill for the subject property pursuant to Section 25845 of the Government Code. These actual costs include, but are not limited to: the actual expenses and costs of the County in the preparation of notices, title searches, specifications and contracts, inspection of the work, the costs of posting and mailing notices, and any attorney's fees and court cost expended in the abatement of the nuisance. **It is in your financial interest to correct the violations as soon as possible.** For further information, please contact Ms.

Margaret Pagan at the Building and Safety District Office indicated below. We are seeking your cooperation in maintaining a healthy, safe, and pleasant property environment within the community.

DISTRICT OFFICE STAMP

*L.A. County Public Works*  
DEPARTMENT OF BUILDING AND SAFETY  
16005 East Central Avenue  
La Puente, California 91744  
961-9611

Property posted on

9/10/96

by

Margaret Pagan

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

### INFORMAL NOTICE OF SUBSTANDARD CONDITIONS

#### LOS ANGELES COUNTY CODE, TITLE 26

- [ ] Unpainted buildings causing dry rot, warping and termite infestation.
- \* Broken windows constituting hazardous conditions and inviting trespassers and malicious mischief.
- \* Overgrown vegetation causing detriment to neighboring properties or property values.
- \* Dead ~~weeds~~ weeds and debris: (1) Constituting unsightly appearance, or (2) Detrimental to nearby property or property values.
- [ ] Trailers, campers, boats and other mobile equipment stored for unreasonable periods in yard areas contiguous to streets or highways and causing depreciation of nearby property values. \*(listed below)
- \* Inoperable or abandoned motor vehicles stored for unreasonable periods on the premises and causing depreciation of nearby property values. \*(listed below)  
*Blue Chevy Chevelle - Lic # 913CBS*
- [ ] Attractive nuisances dangerous to children in the form of: 1) Abandoned and broken equipment, or 2) Neglected machinery.
- [ ] Broken or discarded furniture and household equipment in yard areas for unreasonable periods.
- [ ] Garbage cans stored in front or side yards and visible from public street.
- [ ] Packing boxes and other debris stored in yards and visible from public street for unreasonable periods.
- \* Maintenance of premises in such condition as to be detrimental to the public health, safety or general welfare or in such manner as to constitute a public nuisance as defined by Civil Code Section 3480.
- \* Property, including, but not limited to, building exteriors which are maintained in such condition as to become so defective, unsightly, or in such condition of deterioration or disrepair that the same causes appreciable diminution of the property values of surrounding property or is materially detrimental to proximal properties and improvements. This includes, but is not limited to, the keeping or disposing of or the scattering over the property or premises of any of the following (1) Lumber, junk, trash or debris *+bricks.* 2) Abandoned, discarded or unused objects of equipment such as automobiles, furniture, stoves, refrigerators, freezers, cans or containers. 3) Stagnant water, or excavations. 4) Any device, decoration, design, fence, structure, clothesline or vegetation which is unsightly by reason of its condition or its inappropriate location.
- \* Maintenance of premises so out of harmony or conformity with the maintenance standards of adjacent properties as to cause substantial diminution of the enjoyment, use or property values of such adjacent properties.
- \* Substandard building conditions, including, but not limited to: structural, electrical, mechanical, and plumbing defects.

Other: \_\_\_\_\_

\_\_\_\_\_

1152-132

[ ]



# COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS

Building and Safety/Land Development Division  
Property Rehabilitation Section  
900 South Fremont Avenue, 3rd Floor  
Alhambra, California 91803-1331  
Telephone: (818) 458-3193

HARRY W. STONE, Director

August 12, 1997

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Donald C. Cullum and Judy Cullum  
356 S. 4th Avenue  
La Puente, CA 91746-2813

Dear Property Owners:

**SUBSTANDARD PROPERTY  
1121 BARFORD AVENUE  
LA PUENTE, CALIFORNIA**

A recent inspection of the property at the above address found it to be substandard as defined by Title 26 of the Los Angeles County Code, the Building Code, because of the defects enumerated in the attached list.

Section 9908 of the Code declares all such substandard buildings a public nuisance and requires the abatement thereof by repair, if practical.

As owner of record, you are hereby notified to comply with the requirements of the above Code, and to correct the conditions listed. All such work shall be completed within 30 days after receipt of this letter. This notice will be posted on the property.

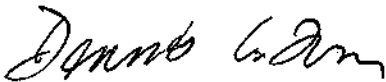
Further, if you fail to abate the public nuisance within all granted specified time limits, the Department of Public Works may arrange to have the work done to abate the public nuisance. All of this agency's actual cost in this abatement proceeding will be billed to you as the owner of the property. If the amount due is not paid upon demand, a "Special Assessment" will be placed on your tax bill and a "Notice of Abatement Lien" will also be recorded against the property in the office of the County Recorder.

Donald C. Cullum and Judy Cullum  
August 12, 1997  
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Permits for repair are required before starting the work and may be obtained at the Building and Safety/Land Development Division. Should you have any questions, you may contact Ms. Liz Garcia shown at the bottom of the attached list of defects.

Very truly yours,

HARRY W. STONE  
Director of Public Works



DENNIS L. TOM  
Sr. Building Engineering Inspector

DLT:hq (2.0)

Attach.

PR-110

Donald C. Cullum and Judy Cullum  
August 12, 1997

**LIST OF DEFECTS:**

1. The underfloor ventilation and screening are lacking and damaged.
2. Portions of the exterior wall covering lack a protective coat of paint and are deteriorated.
3. Doors and windows are broken.
4. The roof covering has deteriorated.
5. The attached garage is in a state of disrepair.
6. The detached utility shed is in a state of disrepair.
7. The electrical service is damaged.
8. The premises contain the following inoperable or apparently abandoned vehicles which are readily visible to the public:  
- Blue Chevrolet, Corvair.
9. The premises contain overgrown vegetation and weeds.

The interior of the building was not accessible for inspection, therefore, additional defects may be found when an interior inspection is made.

Building and Safety/  
Land Development Division  
16005 E. Central Avenue  
La Puente, CA 91744

Inspector: Liz Garcia  
(818) 961-9611



INVESTIGATION REPORT  
BUILDING AND SAFETY/LAND DEVELOPMENT DIVISION

Location of Problem: 1121 Barford

Locality: H.H.

Description of Problem: Vacant, Weeds

Requested by: Capt Stone F.D. Phone: (626) 968-1978

Address: Stinson

Request call back after investigation? Yes ☒ No ☐

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Assigned/Referred to: \_\_\_\_\_ Date: \_\_\_\_\_

Report of Investigation: I sent this job to  
County Cleanup. Approximate  
Cleanup date is 30-45 days.  
House is secure.  
ely.  
6-10-98

Investigator: E. Garcia Title: Sr. B.E.I Date: 6-10-98

Copy Sent to: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Report Phoned to: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_



DEPARTMENT OF PUBLIC WORKS  
BUILDING AND SAFETY DIVISION  
REHABILITATION SECTION  
900 SOUTH FREMONT AVENUE  
ALHAMBRA, CA 91803-1330  
(818) 458-3193

JOB ADDRESS: 1181 S. Barford Ave.,  
Hacienda Heights

THIS PROPERTY IS BEING  
INVESTIGATED TO DETERMINE  
SUBSTANDARD CONDITIONS.  
UNTIL A COPY OF OUR LETTER  
TO THE OWNER IS ATTACHED  
TO THIS CARD, DO NOT ISSUE  
ANY PERMITS (EXCEPT FOR  
DEMOLITION) WITHOUT FIRST  
CHECKING WITH THE  
UNDERSIGNED.

DATE: 9/10/96

INSPECTOR: Margaret Pagan

(Valuation to be used when issuing Building  
Permit supplemental to Rehabilitation  
Permit: \$ \_\_\_\_\_)

PR-104

20-0029 DPW 4/92

*Issued  
8/21/97*